



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

Denise Carlon

KML Law Group, PC  
216 Haddon Avenue, Suite 406  
Westmont, NJ 08108  
Specialized Loan Servicing LLC, as servicer for  
HSBC Bank USA, National Association, as Trustee  
for Deutsche Alt-A Securities, Inc. Mortgage Pass-  
Through Certificates Series 2006-AR1

In Re:

Perez, Juan C.

Order Filed on July 26, 2017 by  
Clerk, U.S. Bankruptcy Court -  
District of New Jersey

Case No: 17-20742 SLM

Hearing Date: July 25, 2017

Judge: Stacey L. Meisel

Recommended Local Form:

Followed

Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: July 26, 2017**

Honorable Stacey L. Meisel  
United States Bankruptcy Judge

Upon the motion of Specialized Loan Servicing LLC, as servicer for HSBC Bank USA, National Association, as Trustee for Deutsche Alt-A Securities, Inc. Mortgage Pass-Through Certificates Series 2006-AR1, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

- Real Property More Fully Described as:

**Land and premises commonly known as Lot 10, Block 30, 116 Stelling Avenue,  
Maywood Borough NJ 07607**

- Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Juan C Perez  
 Debtor

Case No. 17-20742-SLM  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Jul 27, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 29, 2017.

db Juan C Perez, 116 Stelling Ave, Maywood, NJ 07607-2127

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309):** Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 29, 2017

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 26, 2017 at the address(es) listed below:

Cassandra C. Norgaard on behalf of Debtor Juan C Perez cnorgaard@norgaardfirm.com,  
 sferreira@norgaardfirm.com;crose@norgaardfirm.com;184grandno@gmail.com

Charles A. Stanziale, Jr. on behalf of Trustee Charles A. Stanziale, Jr.  
 cstanziale@mccarter.com, slipstein@mccarter.com;nj06@ecfcbis.com

Charles A. Stanziale, Jr. cstanziale@mccarter.com, slipstein@mccarter.com;nj06@ecfcbis.com  
 Denise E. Carlon on behalf of Creditor HSBC Bank USA, National Association, as Trustee for  
 Deutsche Alt-A Securities, Inc. Mortgage Pass Through Certificates Series 2006-AR1  
 dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

U.S. Trustee. USTPRRegion03.NE.ECF@usdoj.gov

TOTAL: 5